

January 20, 2005

05-044

RATIFY GUARANTEED MAXIMUM PRICE (GMP #9) FOR  
THE SYLVANIA CAMPUS BOND IMPROVEMENTS  
PROGRAM CONTRACT WITH EMERICK CONSTRUCTION

PREPARED BY: John Persen, Manager, Bond MWESB Procurement Program

FINANCIAL  
RESPONSIBILITY: Steve Sivage, Director, Physical Plant

APPROVED BY: Randy McEwen, Vice-President, Administrative Services  
Dr. Preston Pulliams, District President

REPORT: At the March 20, 2003 meeting, per Resolution 03-080, the Board adopted findings, granted a class exemption from competitive bidding, and authorized the use of alternative contracting methods for the remaining 2000 Sylvania Campus Expansion Program.

At the June 19, 2003 meeting, per Resolution 03-161, the Board ratified a CM/GC contract to Emerick Construction Company for renovation and upgrade construction projects at the Sylvania Campus with a preliminary estimated cost of \$7,250,000. At the April 15, 2004 meeting, per Resolution 04-131, the Board authorized a revised total expenditure authority amount of \$13,268,323 for the renovations portion of the Sylvania Campus Bond Program.

The resolution stated that actual construction costs would be based on a negotiated Guaranteed Maximum Price (GMP), which would be brought back to the Board for expenditure approval authority. Construction sequencing and timing is such that a single GMP for the entire program cannot be completed at one time. Instead, a GMP for each of the projects will be individually negotiated and will be brought to the Board for ratification. The following GMP projects have been approved by Board Resolution to date:

GMP #1	HT & AM Bldgs. (04-019)	\$ 1,510,742
GMP #2	Phase 1 Electrical (04-050)	\$ 532,794
GMP #3	Sculpture Building (04-067)	\$ 107,550
GMP #4	Cooling Improvements (04-067)	\$ 2,698,370
GMP #5	Phase 2 Power Dist. (04-067)	\$ 1,724,150
GMP #6	Fire Protection (04-067)	\$ 550,654
GMP #7	A/C & Electrical (04-130)	\$ 1,144,063
GMP #8	Ceilings, CT & ST (05-017)	\$ 1,056,286

GMP #9, for classroom renovations in the CT Building, has been negotiated for \$241,704. A portion of the work could be done over the holidays so it was approved by President Pulliams, as authorized by Board Policy B 505, and now needs to be ratified by the Board.

**RECOMMENDATION:**

That the Board of Directors ratify GMP #9 for \$241,704. The total of all Sylvania Campus GMP amounts to date for this contract is \$9,566,313. Funding will be from the Bond Construction Fund for bond projects and the Capital Project Fund for maintenance projects.

Director Germond moved for approval of Resolutions 05-043 through 05-050 by consent agenda and it passed unanimously.